Monterey County Planning Commission

AGENDA

Wednesday, March 11, 2015

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:00 a.m.

Chair: Martha Diehl
Vice-Chair: Cosme Padilla
Secretary: Mike Novo

Commissioners:
- Paul C. Getzelman
- Jay Brown
- Amy Roberts
- Luther Hert
- Don Rochester
- Cosme Padilla
- Aurelio Salazar, Jr
- Jose Mendez
- Martha Diehl
- Keith Vandevere

PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS


E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - COUNTY OF MONTEREY – GENERAL PLAN AMENDMENT – REF150010
   Project Planner: Jacqueline R. Onciano. Environmental Status: Addendum to Certified Final Environmental Impact Report. Project Description: CONTINUED FROM FEBRUARY 25, 2015 TO MARCH 25, 2015. Recommend to the Board of Supervisors regarding proposed amendments to the 2010 Monterey County General Plan to implement litigation settlement agreements with Land Watch Monterey County and The Open Monterey Project. The proposed amendments amend the following policies: PS. 3-1 (relating to long term sustainable water supply), OS-3.5 (relating to Agriculture and the conversion of uncultivated land on slopes greater that 25%), OS-3.1 (relating to Best Management Practices regarding erosion control), OS-3.9 (relating to a program to address cumulative hydrologic impact of the conversion of hillside rangeland to cultivated croplands), OS-5.16 (relating to biological report requirements), OS-5.24 (relating to wildlife corridor/linkages and the addition of an illustrative wildlife corridor map to the 2010 General Plan); and amend the Agricultural Winery Corridor Plan and
Glossary. These amendments are applicable in the non-coastal unincorporated area of Monterey County.  (Inland Areas Only). **Recommended Action:** INFORMATION ONLY. ON FEBRUARY 25, THE PLANNING COMMISSION CONTINUED THIS MATTER TO MARCH 25, 2015. THIS MATTER WILL BE HEARD ON MARCH 25, 2015.

2. 9:00 AM - **PICK-N-PULL SAN JOSE AUTO DISMANTLERS - PLN140677**  
Project Planner: Steve Mason.  **Project Location:** 516 A, Dolan Rd D, Moss Landing.  
Assessor’s Parcel No: 131-054-002-000.  **Permit Type:** Permit Extension.  **Planning Area:** North County Land Use Plan.  **Environmental Status:** Addendum to Previously Adopted Mitigated Negative Declaration.  **Project Description:** CONTINUED FROM FEBRUARY 25, 2015. Coastal Development Permit Extension, for ten years, for previously approved Coastal Development Permits allowing vehicle dismantling and parts sales for: “Pick-n-Pull Auto” - Parcel B.  **Recommended Action:** Approve Project.

9:00 AM - **S & S LAND DEVELOPMENT CO - PLN140713**  
**Project Location:** 516 B Dolan Rd D, Moss Landing.  
**Assessor’s Parcel No:** 131-054-001-000.  **Permit Type:** Permit Extension.  **Planning Area:** North County Land Use Plan.  **Environmental Status:** Addendum to Previously Adopted Mitigated Negative Declaration.  **Project Description:** CONTINUED FROM FEBRUARY 25, 2015. Coastal Development Permit Extension, for ten years, for previously approved Coastal Development Permits allowing vehicle dismantling and parts sales for: ”S&S Land Development” - Parcel A.  **Recommended Action:** Approve Project

9:00 AM - **CUTLER DEBORAH L - PLN140714**  
**Project Location:** 516 C Dolan Rd D, Moss Landing.  
**Assessor’s Parcel No:** 131-054-003-000.  **Permit Type:** Permit Extension.  **Planning Area:** North County Land Use Plan.  **Environmental Status:** Addendum to Previously Adopted Mitigated Negative Declaration.  **Project Description:** CONTINUED FROM FEBRUARY 25, 2015. Coastal Development Permit Extension, for ten years, for previously approved Coastal Development Permits allowing vehicle dismantling and parts sales for: “Gerard & Deborah Cutler” - Parcel C.  **Recommended Action:** Approve Project

3. 9:00 AM - **VENTANA PROPERTY HOLDINGS LLC/GIANOLINI ROY C/VIRGINIA B TRS - PLN100065**  
**Project Planner:** Joe Sidor.  **Project Location:** Adjacent to 38740 Los Coches Road, Soledad.  **Planning Area:** Central Salinas Valley.  **Environmental Status:** Negative Declaration.  **Project Description:** Minor Subdivision Tentative Map to allow the division of a 354.12 acre parcel into five (5) parcels (Parcel 1, 56.01 acres; Parcel 2, 55.98 acres; Parcel 3, 55.95 acres; Parcel 4, 55.78 acres; and Parcel 5, 130.40 acres).  
**Recommended Action:** Adopt Negative Declaration and Approve Project

4. 9:00 AM - **JACOBS AXEL G/ADRIANA P - PLN140926**  
**Project Planner:** Daniel Lister.  **Project Location:** 2814 Congress Rd, Pebble Beach.  
**Planning Area:** Greater Monterey Peninsula.  **Environmental Status:** Categorical Exemption.  **Project Description:** Use Permit to allow the removal of seven (7) Coast Live Oak trees and a Design Approval to allow the construction of a 1,936 square foot
two-story single family dwelling with a 533 square foot garage, 168 square feet of covered area, and approximately 175 cubic yards of associated grading. **Recommended Action:** Approve Project

5. **9:00 AM - COUNTY OF MONTEREY – WATER AND ENERGY EFFICIENT LANDSCAPE ORDINANCE AND MANUAL – REF110056**

**Project Planner:** Anna Quenga/Jacqueline Onciano. **Permit Type:** Ordinance. **Environmental Status:** Categorical Exemption under Sections 15307 and 15308 of the CEQA Guidelines. **Project Description:** CONTINUED FROM FEBRUARY 11, 2015. Consider making a recommendation to the Board of Supervisors to adopt the proposed ordinances amending Chapter 16 (Environment) of the Monterey County Code to add Chapter 16.64 –Water and Energy Efficient Landscape (Inland) and Chapter 16.63 –Water and Energy Efficient Landscape (Coastal) and to adopt a resolution approving the Monterey County Landscape Manual – Standards, Guidelines and Specified Performance Requirements for Landscape Water Use and Irrigation. **Recommended Action:** Continue hearing to March 25, 2015.

G. **OTHER MATTERS: NONE**

H. **DEPARTMENT REPORT**

I. **ADJOURNMENT**

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission’s alternative actions on any matter before it.

**BREAKS** will be taken approximately at 10:15 a.m. and 3:00 p.m.

**DOCUMENT DISTRIBUTION:** Documents relating to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency – Planning and Building Services Departments, Monterey County Government Center, 168 W. Alisal Street, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Planning Commission will be available at the meeting.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Resource Management Agency - Planning Department at (831) 755-5025.

**All documents submitted by the public on the day of the hearing should have no fewer than 16 copies.**

The Planning Commission Clerk must receive all materials for the agenda packet by noon on the Tuesday one week prior to the Wednesday Planning Commission meeting in order for the materials to be included in the agenda packet distributed in advance to the Commission.